



Report to the Plan Commission

July 15, 2009

Legistar I.D. #15027, 15407 & 15408
2055 Woods Road
Rezoning, Preliminary Plat & Certified Survey Map

Report Prepared By:
Timothy M. Parks, Planner
Planning Division

Requested Action: Approval of a request to rezone approximately 10.6 acres located at 2055 Woods Road from Temp. A (Agriculture District) to R1 (Single-Family Residence District); approval of a preliminary plat creating a total of 21 single-family residential lots and 1 outlot for stormwater management, and; approval of a two-lot Certified Survey Map creating 1 lot for an existing single-family residence and 1 outlot for future development in accordance with the proposed preliminary plat.

Applicable Regulations & Standards: Section 28.12 (9) provides the process for zoning map amendments. The subdivision process is outlined in Section 16.23 of the Subdivision Regulations.

Summary Recommendation: The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3438, the preliminary plat of Hawks Woods Estates and the two-lot Certified Survey Map of property at 2055 Woods Road to the Common Council with recommendations of **approval**, subject to input at the public hearing and the conditions from reviewing agencies beginning on page 4 of this report.

Background Information

Applicant & Property Owner: Heidi Stiller; 2055 Woods Road; Madison; John Eskrich, representative.

Surveyor: Sean Walsh, Mead & Hunt, Inc.; 6501 Watts Road; Madison.

Proposal: The applicant is requesting approval of a preliminary plat creating 21 single-family lots and 1 outlot for stormwater management, including 1 lot for an existing single-family residence. The lot for the existing residence will be created by a two-lot Certified Survey Map, with the remaining property to be included in an outlot for future development in accordance with the preliminary plat. The applicant plans to offer the outlot for future development for sale to a third party, who will implement the remainder of the subdivision. No timeline for implementation of the remaining 20 single-family lots is given.

Parcel Location: Approximately 10.6 acres of land located approximately 300 feet south of Mid Town Road on the east side of Woods Road, Aldermanic District 1; Madison Metropolitan School District.

Existing Conditions: The subject site is largely undeveloped with the exception of three single-family residences, a shed and a barn located on the northern third of the overall property.

Surrounding Land Use and Zoning:

North: Hawks Meadows Subdivision, zoned R1 & R2T (Single-Family Residence Districts);
Hawks Ridge Subdivision, zoned unrecorded PUD-GDP & PUD-SIP;

South: University Ridge Golf Course, zoned A (Agriculture District);

East: Hawks Ridge Estates Subdivision, zoned R1;

West: Undeveloped lands, zoned Temp. A (Agriculture District) in the City and single-family residences on large lots in the Town of Verona.

Adopted Land Use Plan: The Mid-town Neighborhood Development Plan identifies the subject site and properties to the north and east for low-density residential uses up to 8 units and acre. The property west of the site across Woods Road is located in Phase A of the forthcoming Shady Wood Neighborhood Development Plan.

Environmental Corridor Status: The subject site is not located within a mapped environmental corridor. However, the southern half of the property is identified for the presence of existing woodlands.

Public Utilities and Services: The subject property is located within the Central Urban Service Area. The future residential lots east of the existing residence will be served by a full range of urban services at the time of development. Lot 1 of the CSM may be restricted from further subdivision until water and sewer service is available for that lot.

Zoning Summary: See the 'Project Review' section below. With the exception of utility easements, the Zoning staff indicates that there are no "Critical Zoning Items" affecting the subject site.

Project Review

The applicant and property owner is requesting approval of a rezoning of her 10.6-acre parcel from Temp. A Agriculture zoning to the R1 Single-Family Residence District and approval of the preliminary plat of Hawks Woods Estates to allow the future creation of 21 single-family lots and 1 outlot for public stormwater management. The applicant is also requesting approval of a two-lot Certified Survey Map, which will create a 1.53-acre lot for an existing two-story single-family residence located on the property and an outlot for future residential development in accordance with the proposed preliminary plat.

The 10.6-acre subject site, which is located approximately 300 feet south of Mid Town Road, has approximately 367 feet of frontage along the east side of Woods Road and extends 1,257 feet in depth adjacent to the northern boundary of the University Ridge Golf Course. The existing 4,042 square-foot residence (per City Assessor records) is located in the southwestern portion of the site and includes a four-car attached garage connected to Woods Road by an asphalt driveway. A detached shed located on the eastern portion of the property will be razed. The residence is currently served by private well and septic systems. The site is characterized by substantial tree cover on the southern three-quarters of the site and by approximately 80 feet of slope that falls generally from east to west, with the high point of the property in the southeastern corner of the site and the low point in the southwestern corner abutting Woods Road. The subject site is not located in a mapped environmental corridor, although the corridor map identifies the presence of the woodlands present on most of the property.

In addition to the adjacent golf course, the subject site is bordered on the north and the east by three recently approved residential developments. The Hawks Meadow single-family subdivision, approved in 2005, abuts the property to the north along Woods Road, while the proposed Hawks Ridge residential planned unit development and subdivision adjoins the northeastern corner of the subject site. That project, which calls primarily for the development of 28 single- and two-family residences in the first phase, was approved in September 2007 but to date, has not been recorded nor has construction been started. The Hawks Ridge Estates single-family subdivision, also approved in 2005, is located to the east of the site. Infrastructure for both the Hawks Meadows and Hawks Ridge Estates subdivisions has been constructed and home construction in each development is ongoing. The property located west of

the site across Woods Road is currently undeveloped agricultural land that was annexed to the City in 2006. The area further south along the west side of Woods Road is characterized by single-family residences located on a variety of differently sized lots in the Town of Verona.

The subject site was annexed to the City in May 2004 as part of the annexation of 60.5 acres of land from the Town of Verona, which included all of the property located south of Mid Town Road between University Ridge Golf Course and Woods Road, including the three residential developments located north and east of the site. Concurrent with the annexation of these lands, an amendment to the Mid-town Neighborhood Development Plan was approved, which identified the subject site and properties to the north and east for future development as low-density residential uses up to 8 units and acre. (Lands in the 60.5-acre annexation area located further east along the Mid Town Road frontage were identified for development with more intensive medium-density residential uses.)

The preliminary plat largely calls for the 20 additional single-family lots proposed to front onto the north and south sides of Ashworth Drive, which would be extended from its current western terminus in the Hawks Ridge Estates subdivision to connect to Woods Road. In addition, the preliminary plat calls for a short half-block section of Hawkstone Way to extend south from its proposed terminus in the approved but unrecorded Hawks Ridge development to connect to Ashworth Drive. The proposed street layout in the plat largely follows the street layout in the Mid-town Neighborhood Development Plan, which calls for an east-west street serving residential development adjacent to the northern edge of the University Ridge Golf Course, with a mid-block north-south connection between that street and another east-west street to the north. The proposed preliminary plat also includes a 25-foot wide public easement for pedestrian access extending between Ashworth Drive and the golf course opposite Hawkstone Way, as generally called for in the neighborhood development plan.

The 20 additional lots proposed will range in size from approximately 12,000 square feet of lot area up to roughly 14,000 square feet, with lot widths between 80 and 85 feet on the north side of extended Ashworth Drive and 85-92 feet on the south side backing up to University Ridge. All of the proposed single-family lots will exceed the minimum 65 feet of lot width and 8,000 square feet of lot area required in the proposed R1 Single-Family Residence zoning district. The preliminary plat also calls for the future dedication to the City of a 1.1-acre outlot in the northwestern corner of the subject site for public stormwater management.

The applicant is not proposing to develop the 20 additional single-family lots called for by the preliminary plat and instead proposes to subdivide the subject site using a CSM to create a lot for her existing residence and an outlot to be offered for sale to a third-party following approval of the rezoning from Temp. A to R1 and the preliminary plat. The future buyer of Outlot 1 of the CSM will be responsible for implementing the rest of the proposed subdivision, including the extension of public water and sewer service and the construction of Ashworth Drive. The applicant does not propose to connect to water and sewer until those services become available in the future. A note on the CSM acknowledges that Lot 1 of the CSM may not be further divided until water and sewer service is available to serve that property. Staff estimates that an additional 2-3 lots of similar character to the ones proposed elsewhere in the Hawks Woods Estates subdivision could be accommodated on Lot 1 of the CSM between the existing residence and Woods Road once municipal services are present. Another note on the CSM states that Outlot 1 of the CSM is not intended for construction of a stand-alone single-family residence.

Analysis & Conclusion

The Planning Division believes that the proposed rezoning of the 10.6-acre subject site to R1 Single-Family Residence zoning and the preliminary plat to create a total of 21 single-family lots, including 1 lot for an existing residence, is substantially in conformance with the recommendations for the site contained in the Mid-town Neighborhood Development Plan. The 3.33-unit per acre density of the 20 new single-family units, which will be developed on approximately 6 net acres of the site, is within the 0-8 unit per acre density range recommended in the neighborhood development plan and continues a development pattern recently established on properties located to the north and east in the Hawks Meadows, Hawks Ridge and Hawks Ridge Estates subdivisions.

Planning staff also supports the applicant's proposal to divide her property to create a lot for her existing residence while offering the rest of the site for sale to a third party developer. Staff requested that a preliminary plat precede the Certified Survey Map so that staff could be assured that the proposed land division would not affect the future implementation of the recommendations contained in the Mid-town Neighborhood Development Plan. As presented, staff does not feel that the proposed two-phased approach to subdividing the subject site will have a detrimental effect on the ability to implement the neighborhood development plan or continue the development pattern present, particularly to the east of the site along the northern edge of the University Ridge Golf Course.

In closing, it appears likely that most of the mature woodlands present on the property will be lost once implementation of the rest of the Hawks Woods Estates subdivision commences sometime in the future. However, the Planning Division believes that it may be possible to preserve some of the woodlands present, primarily on the southern edge of the property abutting University Ridge. To that end, staff recommends a condition of approval that the future developer of the 20 new single-family lots submit a tree preservation plan and grading plan for review as part of the final plat of the Hawks Woods Estates subdivision. The tree preservation and grading plans should contain information on the size and species of existing trees so that opportunities for tree preservation and potential replanting can be identified and conditioned with the approval of the final plat. Easements to protect the preserved and/or replanted areas may also be identified as part of the final plat approval process.

Recommendations and Proposed Conditions of Approval

Major/Non-Standard Conditions are shaded

Planning Division Recommendation (Contact Timothy M. Parks, 261-9632)

The Planning Division recommends that the Plan Commission forward Zoning Map Amendment 3438, rezoning 2055 Woods Road from Temp. A (Agriculture District) to R1 (Single-Family Residence District), the preliminary plat of Hawks Woods Estates and a Certified Survey Map creating 2 lots to the Common Council with recommendations of **approval**, subject to input at the public hearing and the following conditions:

1. That the Certified Survey Map be revised per Planning Division approval prior to final approval for recording as follows:
 - 1a.) clarify that future development of Outlot 1 shall be in accordance with the approved preliminary plat of Hawks Woods Estates;

- 1b.) include a note that park impact fees for the additional single-family lots will be payable as part of the approval of the final plat.
2. Further subdivision of Lot 1 of the proposed Certified Survey Map shall not be permitted unless all proposed lots, including the lot containing the existing residence, are served by municipal water and sewer.
3. That the final plat of Hawks Woods Estates be submitted with a tree preservation plan and grading plan identifying areas of land disturbance throughout the subdivision. These plans will be reviewed by the Planning Division to identify areas where existing vegetation may be preserved as part of the implementation of the subdivision. The tree preservation plan shall contain an inventory noting the size and species of existing trees so that opportunities for tree preservation, tree replanting and any protective easements related thereto can be identified and conditioned with the approval of the final plat. A note acknowledging this future final plat condition shall be included on the two-lot CSM as required by the Planning Division.

The following conditions have been submitted by reviewing agencies:

City Engineering Division (Contact Janet Dailey, 261-9688)

4. It is likely that the storm sewer shall have to be extended up Woods Road, outside the limits of the plat to serve this development.
5. Lot 1 will be subject to the Lower Badger Mill Creek Sanitary Sewer and Stormwater Impact Fee District. The sanitary sewer impact fee will be due and payable upon the completion of the sanitary sewer installation to serve this plat.
6. The developer shall extend storm and sanitary sewer to the CSM/plat limits as designed by the City Engineer.
7. The developer shall extend public sanitary sewer within Ashworth Drive and Lot 1 of proposed CSM shall be required to connect to public sanitary sewer as part of this development.
8. Private septic systems shall be abandoned upon the extension of the public sanitary sewer. The developer shall provide proof of abandonment from Dane County.
9. In the event the Traffic Engineering Division requires Woods Road to be access controlled consistent with the Hawks Meadow Subdivision Plat to the north, resulting in the relocation of the existing driveway to the existing residence on Lot 1 from Woods Rd to Ashworth Drive, then the current address of 2055 Woods Road, Verona, WI 53593-9150 will need to be changed to an Ashworth Drive address. Coordinate as necessary with Engineering Mapping (contact Lori Zenchenko, Lzenchenko@cityofmadison.com).
10. The preliminary plat and CSM have some mathematical/ closure errors that shall be remedied on the final plat submittal. The final plat shall also make reference to numerous recorded and measured values around the perimeter boundary of the subdivision as necessary.
11. The developer shall enter into a City/Developer agreement for the installation of public improvements required to serve this plat/ CSM. The developer shall be required to provide deposits to cover City labor and materials and surety to cover the cost of construction. The developer shall

meet with the City Engineer to schedule preparation of the plans and the agreement. The City Engineer will not sign off on this plat without the agreement executed by the developer.

12. Two weeks prior to recording the final plat, a soil boring report prepared by a Professional Engineer, shall be submitted to the City Engineering Division indicating a ground water table and rock conditions in the area. If the report indicates a ground water table or rock condition less than 9' below proposed street grades, a restriction shall be added to the final plat, as determined necessary by the City Engineer.
13. This development is subject to impact fees for the Lower Badger Mill Creek Sanitary Sewer and Stormwater Impact Fee District. All impact fees are due and payable at the time building permits are issued. The following note shall be put the face of the plat/CSM: "Lots/ buildings within this subdivision are subject to impact fees that are due and payable at the time building permit(s) are issued."
14. The applicant shall dedicate a 15-foot wide Permanent Limited Easement for grading and sloping along Woods Road.
15. The developer shall construct Madison standard street improvements for all streets within the plat.
16. The developer shall make improvements to Woods Road, including constructing sidewalk and approximately 24 feet of a future roadway including curb and gutter on the east side of the roadway.
17. An erosion control plan and land disturbing activity permit shall be submitted to the City Engineering Division for review and approval prior to grading or any other construction activities. The Pre-construction Meeting for Public Improvements shall not be scheduled prior to issuance of this permit. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 7.5-tons per acre per year.
18. The following notes shall be included on the final plat:
 - 18a.) All lots within this plat are subject to public easements for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easements shall be 12-feet in width on the perimeter of the plat. For purposes of two (2) or more lots combined for a single development site, or where two (2) or more lots have a shared driveway agreement, the public easement for drainage purposes shall be a minimum of six (6) feet in width and shall be measured only from the exterior property lines of the combined lots that create a single development site, or have a shared driveway agreement, except that the easement shall be twelve (12) feet in width along the perimeter of the plat. Easements shall not be required on property lines shared with greenways or public streets. No buildings, driveways, or retaining walls shall be placed in any easement for drainage purposes. Fences may be placed in the easement only if they do not impede the anticipated flow of water.
 - 18b.) The intra-block drainage easements shall be graded with the construction of each principle structure in accordance with the approved storm water drainage plan on file with the City Engineer and the Zoning Administrator, as amended in accordance with the Madison General Ordinances.

19. Arrows shall be added to the certified survey map indicating the direction of drainage for each property line not fronting on a public street. In addition, the certified survey map shall include lot corner elevations, for all lot corners, to the nearest 0.25-foot. The following notes shall be added to the certified survey map.
- 19a.) Arrows indicate the direction of surface drainage swale at individual property lines. Said drainage swale shall be graded with the construction of each principal structure and maintained by the lot owner unless modified with the approval of the City Engineer. Elevations given are for property corners at ground level and shall be maintained by the lot owner.
- 19b.) All lots within this survey are subject to a public easement for drainage purposes which shall be a minimum of 6-feet in width measured from the property line to the interior of each lot except that the easement shall be 12-feet in width on the perimeter of the certified survey map. Easements shall not be required on property lines shared with green ways or public streets. No structures may be constructed within said easement and no other obstructions to drainage, including landscaping are permitted without the prior written approval of the City Engineer.

Note: In the event of the City of Madison Plan Commission and/or Common Council approve re-division of a previously subdivided property, the underlying public easements for drainage purposes are released and replaced by those required and created by the current approved subdivision.

20. Prior to the issuance of building permits, the developer shall submit a master stormwater drainage plan to the City Engineering Division for review and approval which shows lot corner elevations to the nearest 0.25-foot. For purposes of the plan, it shall be assumed that grading shall be done on a straight line grade between points unless other information is provided. The proposed slope between points shall always be greater than or equal to .0075 ft/ft. If a break in grade is required between lot corners a shot shall be taken at that break in grade to provide the Engineer with enough information to interpret the plan. The Developer shall also show proposed drainage arrows on the plan to indicate the proposed direction of drainage. The master storm water drainage plan shall be submitted to City Engineering in digital format with elevations/grades/contours shown on the recorded plat map of the development. The digital record shall be provided using the state plane coordinate system – NAD 27. No building permits shall be issued prior to City Engineering's approval of this plan.

The following note shall accompany the master storm water drainage plan:

"For purposes of this plan, it is assumed that grading shall be a straight line grade between points unless otherwise indicated. All slopes shall be 0.75% or steeper. Grade breaks between lot corners are shown by elevation or through the use of drainage arrows."

21. The following note shall be added to the certified survey map. "All lots created by this certified survey map are individually responsible for compliance with Chapter 37 of the Madison General Ordinances in regard to storm water management at the time they develop."
22. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to detain the 2, 10 & 100-year storm events; control 80% TSS (5 micron particle), provide substantial thermal control, and; provide infiltration in accordance with NR-151.

23. This site is greater than one acre and the applicant is required by State Statute to obtain a Notice of Intent Permit (NOI) from the Wisconsin Department of Natural Resources.
24. A minimum of two working days prior to requesting City Engineering signoff on the plat, the applicant shall contact Janet Dailey to obtain the final stormwater utility charges that are due and payable prior to sub-division of the properties. The stormwater utility charges (as all utility charges) are due for the previous months of service. All charges shall be cleared prior to the land division (and subsequent obsolesces of the existing parcel).
25. All outstanding Madison Metropolitan Sewerage District (MMSD) and City of Madison sanitary sewer connection charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Janet Dailey (261-9688) to obtain the final MMSD billing a minimum of two working days prior to requesting City Engineering signoff.
26. Wisconsin Administrative Code A-E 7.08 identifies when Public Land System (PLS) tie sheets must be filed with the Dane County Surveyor's office. The Developer's Surveyor and/or Applicant must submit copies of required tie sheets or condition reports for all monuments, including center of sections of record, used in this survey, to Eric Pederson, City Engineering. If a new tie sheet is not required under A-E 7.08, Engineering requests a copy of the latest tie sheet on record with Dane County Surveyor's office. The Applicant shall identify monument types on all PLS corners included on the Plat or CSM. Note: Land tie to two PLS corners required.
27. In accordance with Section s. 236.18(8), Wisconsin Statutes, the Applicant shall reference City of Madison WCCS Dane Zone, 1997 Coordinates on all PLS corners on the Plat or Certified Survey Map in areas where this control exists. The surveyor shall identify any deviation from City Master Control with recorded and measured designations. City of Madison has established WCCS, Dane Zone Coordinates on all PLS corners within its corporate boundary. Visit the City of Madison Engineering Division website for current tie sheets and control data. If a surveyor encounters an area without a published WCCS Dane Zone 1997 value, contact the Engineering Division for this information.
28. Prior to Engineering final sign-off by main office for Certified Survey Maps (CSM), the final CSM must be submitted to the Engineering Division Surveyor/Land Records Coordinator for final technical review and approval. This submittal must occur a minimum of two working days prior to final Engineering Division sign-off. Electronic mail submittal of the final CSM in PDF form is preferred. Please transmit to epederson@cityofmadison.com
29. The applicant shall submit to Eric Pederson, prior to Engineering sign-off of the subject plat, two (2) digital and one (1) hard copy of the final plat to the Mapping/GIS Section of the Engineering Division. The digital copies shall be submitted in both NAD27 & WIDOT County Coordinate System, Dane County Zone datums in either Auto CAD Version 2001 or older, MicroStation Version J or older or Universal DXF Formats and contain the minimum of the following, each on a separate layer name/level number: right of way lines (public and private); lot lines; lot numbers; lot/plat dimensions; street names, and; easement lines (i.e. street, sanitary, storm (including wetland & floodplain boundaries) water, pedestrian/bike/walkway, or any public and/or private interest easement except local service for Cable TV, gas, electric and fiber optics).
*This transmittal is a separate requirement than the required submittals to Engineering Streets Section for design purposes.

*New electronic final plat transmittals and notification of changes which occur to the final plat during the time the Engineering Division signs off and receives the digital copies of said plat and the recording thereof, are the responsibility of the Developer/Surveyor.

Note: City of Madison Environmental Projects staff has reviewed the subject site and determined that a Phase I ESA **will not** be required of the applicant. If there are any changes in the approved land dedications, the applicant shall notify Brynn Bemis (267-1986) to determine if a Phase I ESA will be required.

Traffic Engineering Division (Contact John Leach, 267-8755)

30. The developer shall put the following note on the face of the plat: "All the lots within this subdivision are subject to impact fees that are due and payable at the issuance of building permit(s)." Note: The development may be delayed until the Common Council approves the transportation impacts fees.

31. The applicant shall execute and return the attached declaration of conditions and covenants for streetlights and traffic signals prior to sign off. The applicant will need to provide a deposit for their reasonable and proportionate share of traffic signal costs.

32. Utility easements shall be provided as follows. The applicant shall show a detail drawing of the 12-foot utility easement dimensions and lot lines on the face of the plat.

Between Lots	Between Lots	Between Lots
Easterly 12 feet of Lot 12	16 & 17	21 & Outlot 1
14 & 15	19 & 20	

33. Public signing and marking related to the development may be required by the City Traffic Engineer for which the developer shall be financially responsible.

Zoning Administrator (Contact Pat Anderson, 266-5978)

34. Note: The grading plan dated May 19, 2009 appears to provide adequate usable open space on the lots. Some of the lots have limited building envelope areas in order to meet the usable open space requirements. Some additional terracing may be needed on some sites.

35. Provide setbacks for existing residence on proposed CSM Lot 1.

Parks Division (Contact Tom Maglio, 266-6518)

36. The developer will be required to pay fees in lieu of dedication and park development fees for 20 single-family lots (\$62,453.00 if paid in 2009), based on the preliminary plat at the time the final plat is approved. Final park fee totals may vary depending on the year the final plat is approved by the Common Council. Park dedication required for single-family units equals 1,100 square feet per unit. No fees will be required at this time for the recording of the CSM.

Fire Department (Contact Scott Strassburg, 261-9843)

37. As required by MGO 10.34 and IFC 505.1, all residential and commercial buildings must have the approved address posted. The address numbers shall be 4 inches in height, numbers shall be in contrast to the background and visible from the street.

Water Utility (Contact Dennis Cawley, 261-9243)

38. All public water mains and water service laterals shall be installed by a standard City subdivision contract.

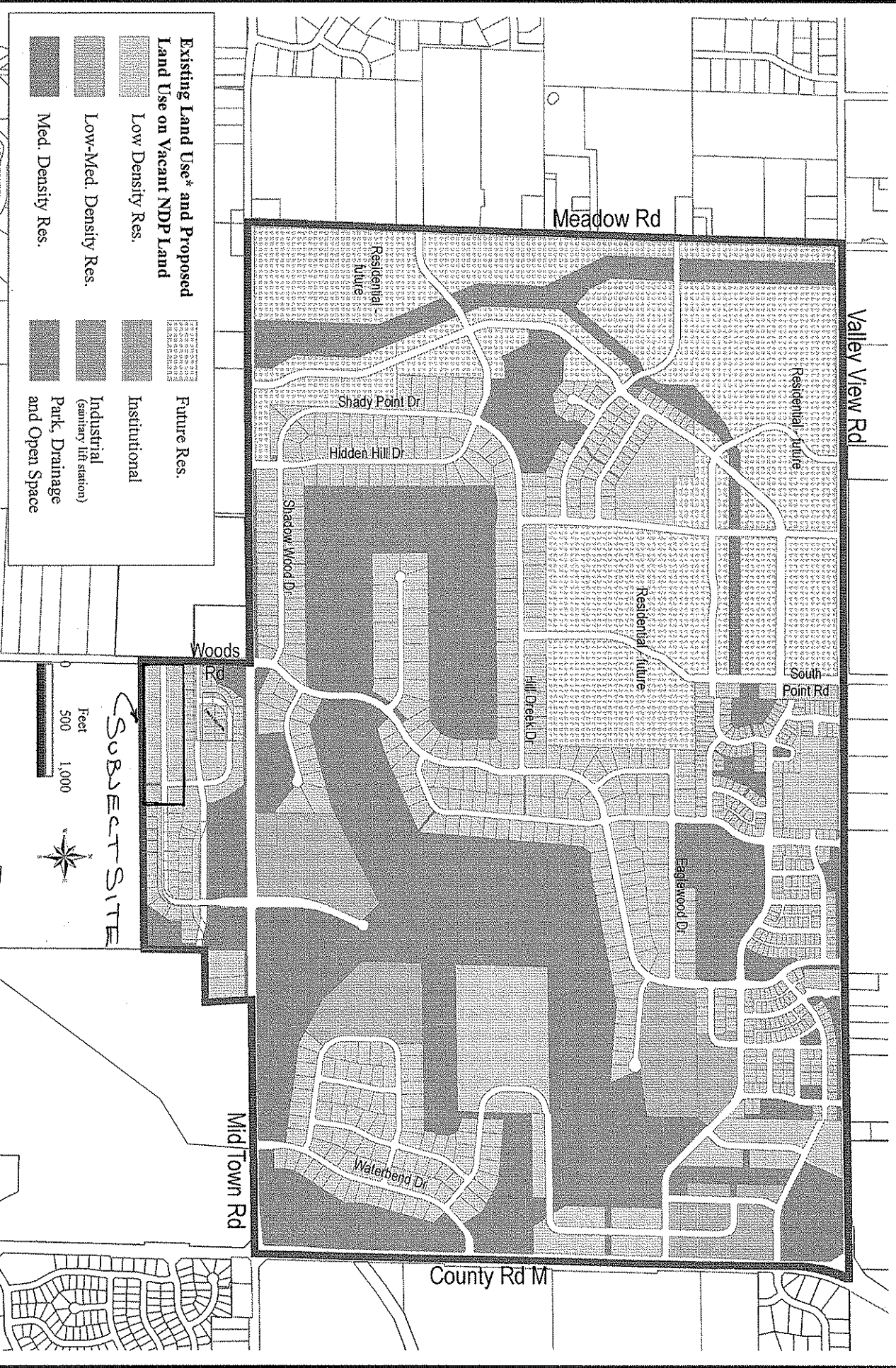
39. All wells located on this property shall be abandoned if no valid well operation permit has been obtained from the Madison Water Utility. All operating private wells shall be identified and permitted by the Water Utility in accordance with Madison General Ordinance 13.21. The Water Utility will not need to sign off on the final plans, but will need a copy of the approved plans.

Metro Transit (Contact Tim Sobota, 261-4289)

This agency did not submit a response for this request.

Mid-Town Neighborhood Development Plan

As Adopted August 1999, Amended May 2001, July 2004
and *implemented through subdivision and zoning approvals





Department of Planning & Community & Economic Development
 Planning/Neighborhood Preservation & Inspection/Economic & Community Development
 Mark A. Olinger, Director

Bradley J. Murphy
 Planning Division
 215 Martin Luther King, Jr. Boulevard
 P.O. Box 2985
 Madison, WI 53701-2985
 (608) 266-4635

REVIEW REQUEST FOR:

- PRELIMINARY PLAT
- FINAL PLAT
- LOT DIVISION/CSM
- CONDITIONAL USE
- DEMOLITION
- REZONING
- INCLUSIONARY ZONING
- OTHER

Hawks Woods Estates : Section 04 - Town of Verona
 2055 Woods Road
 21 Residential Lots and 1 Outlot
 Heidi Stiller/Sean Walsh - Mead & Hunt Inc

PLANNING DIVISION CONTACT: Tim Parks

RETURN COMMENTS BY: 09 July 2009

PLEASE ALSO EMAIL OR FAX ANY COMMENTS TO THE APPLICANT:

Applicant E-mail: sean.walsh@meadhunt.com Fax: 273-6391
 Date Submitted: 20 May 2009 Plan Commission: 20 July 2009
 Date Circulated: 26 May 2009 Common Council: 04 August 2009

CIRCULATED TO:

- | | | |
|---|---|--|
| <input type="checkbox"/> ZONING | <input type="checkbox"/> DISABILITY RIGHTS | <input checked="" type="checkbox"/> <u>ALD <i>Sanborn</i> DIST. <u>1</u></u> |
| <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> POLICE DEPT. - CHANDLER | <input type="checkbox"/> MADISON GAS & ELECTRIC |
| <input type="checkbox"/> PARKS DIVISION | <input type="checkbox"/> CITY ASSESSOR -M. RICHARDS | <input type="checkbox"/> ALLIANT ENERGY |
| <input type="checkbox"/> TRAFFIC ENG. | <input type="checkbox"/> MADISON METRO - SOBOTA | <input type="checkbox"/> A T & T |
| <input type="checkbox"/> CITY ENG. - DAILEY | <input type="checkbox"/> MMSD BOARD, C/O SUPT. | <input type="checkbox"/> T D S |
| <input type="checkbox"/> CITY ENG. - MAPPING & ENV. | <input type="checkbox"/> PUBLIC HEALTH - SCHLENKER | <input type="checkbox"/> MT. VERNON TELE |
| <input type="checkbox"/> WATER UTILITY | | |
| <input type="checkbox"/> CDBG - CONSTANS | <input type="checkbox"/> NEIGHBORHOOD ORGANIZATION | |
| <input type="checkbox"/> REAL ESTATE - EKOLA | | |

- Review the above as per time schedule set in Chapter 16.23(5)(b)2; 16.23(5)(3)3; or Chapter 28, City of Madison Ordinance; OR your agency's comments cannot be considered prior to action.
- One copy for your files; one copy for file of appropriate telephone company; PLEASE RETURN one copy with joint comments.
- The above is located in your district. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.
- The above is located within or near the limits of your neighborhood organization. A copy is on file in the Planning Division Office for review. If you have any questions or comments, contact our office at 266-4635.

RETURN COMMENTS TO: PLANNING DIVISION, DEPT. OF PLANNING & COMMUNITY & ECONOMIC DEVELOPMENT, ROOM LL100 MMB, 215 MARTIN LUTHER KING JR. BLVD.

NO COMMENTS / YOUR COMMENTS:

Handwritten signature